

These property addresses (numbers) refer to the attached plat (Grid Page AZ 32) and include the entire parcel, tract, or lot to which they refer.

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JUN 04 2007

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: <i>Casual Heights NA</i> | | | Neighborhood Planning & Zoning PAGE 31 of 31 | |
|----------------------|---|--|---|--|--|
| | Amend the boundaries of the VMU Overlay District to exclude this property | This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU. | Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-Out of Parking Reductions (commercial uses only) | Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO) |
| 1901 N. Lamar | yes | | yes | yes | yes |
| 1905 N. Lamar | yes | | yes | yes | yes |
| 1907 N. Lamar | yes | | yes | yes | yes |
| 2001 N. Lamar | yes | | yes | yes | yes |
| 2003 N. Lamar | yes | | yes | yes | yes |
| 2201 N. Lamar | yes | | yes | yes | yes |
| 2205 N. Lamar | yes | | yes | yes | yes |
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* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

Address of Property

APPLICATION AREA: UAP

PAGE 1 OF 2

Amend the boundaries of the VMU Overlay District to exclude this property

This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.

Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)

Opt-Out of Parking Reductions (commercial uses only)

Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)

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Neighborhood Planning & Zoning

The Neighborhood recommends "Opting-Out" of VMU (excluding these properties from the VMU Overlay

District All properties within its boundaries

Including but NOT limited to the following addresses:

All Properties on the West side of Guadalupe Street from MLK Blvd. to 29th Street, including but not limited to the following Addresses:

| | | | | | |
|--------------------|---|--|---|---|---|
| 1904 Guadalupe St. | X | | X | X | X |
| 1906 Guadalupe St. | X | | X | X | X |
| 1914 Guadalupe St. | X | | X | X | X |
| 2002 Guadalupe St. | X | | X | X | X |
| | X | | | | |
| 2010 Guadalupe St. | X | | X | X | X |
| 2026 Guadalupe St. | X | | X | X | X |
| 2100 Guadalupe St. | X | | X | X | X |
| 2112 Guadalupe St. | X | | X | X | X |
| 2120 Guadalupe St. | X | | X | X | X |
| 2130 Guadalupe St. | X | | X | X | X |
| 2200 Guadalupe St. | X | | X | X | X |
| 2222 Guadalupe St. | X | | X | X | X |
| 2236 Guadalupe St. | X | | X | X | X |
| 2244 Guadalupe St. | X | | X | X | X |
| 2246 Guadalupe St. | X | | X | X | X |
| 405?? 23rd St | X | | X | X | X |
| 2300 Guadalupe St. | X | | X | X | X |
| | X | | | | |
| 2312 Guadalupe St. | X | | X | X | X |
| 2338 Guadalupe St. | X | | X | X | X |
| | X | | | | |
| 2352 Guadalupe St. | X | | X | X | X |
| 407?? W. 24th St | X | | X | X | X |
| 2402 Guadalupe St. | X | | X | X | X |
| 2404 Guadalupe St. | X | | X | X | X |
| 2414 Guadalupe St. | X | | X | X | X |
| 2418 Guadalupe St. | X | | X | X | X |
| 2422 Guadalupe St. | X | | X | X | X |
| 2428 Guadalupe St. | X | | X | X | X |
| | X | | X | X | X |
| 2434 Guadalupe St. | X | | X | X | X |
| 2438 Guadalupe St. | X | | X | X | X |
| | X | | X | X | X |
| 2510 Guadalupe St. | X | | X | X | X |
| 2512 Guadalupe St. | X | | X | X | X |
| 2514 Guadalupe St. | X | | X | X | X |

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| | | | | | |
|---------------------|---|--|---|--|--|
| Address of Property | APPLICATION AREA: UAP | | | PAGE 3K OF 3K | |
| | Amend the boundaries of the VMU Overlay District to exclude this property | This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU. | Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-Out of Parking Reductions (commercial uses only) | Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO) |
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Neighborhood Planning & Zoning

| | | | | | |
|---|---|--|---|---|---|
| 2520 Guadalupe St. | X | | X | X | X |
| 2532 Guadalupe St. | X | | X | X | X |
| 2538 Guadalupe St. | X | | X | X | X |
| 2552 Guadalupe St. | X | | X | X | X |
| 2558 Guadalupe St. | X | | X | X | X |
| 2600-2634 Guadalupe St. (addresses left off of city VMU map) | X | | X | X | X |
| 2602 Guadalupe St. | X | | X | X | X |
| | X | | X | X | X |
| 2700 Guadalupe St. | X | | X | X | X |
| 2712 Guadalupe St. | X | | X | X | X |
| 2714 Guadalupe St. | X | | X | X | X |
| 2718 Guadalupe St. | X | | X | X | X |
| 2800 Guadalupe St. | X | | X | X | X |
| 2802 Guadalupe St. | X | | X | X | X |
| 2810 Guadalupe St. | X | | X | X | X |
| 2816 Guadalupe St. | X | | X | X | X |
| 2818 Guadalupe St. | X | | X | X | X |
| 2820 Guadalupe St. | X | | X | X | X |
| 2828 Guadalupe St. | X | | X | X | X |

All Properties on the North side of MLK Blvd. from Guadalupe St. to Pearl Street, including but not limited to the following Addresses:

| | | | | | |
|--|---|--|---|---|---|
| | X | | | | |
| 400 W. MLK Blvd. | X | | X | X | X |
| 1903 San Antonio St. | X | | X | X | X |
| 1928 San Antonio St. | X | | X | X | X |
| 510 W. MLK Blvd. | X | | X | X | X |
| 600 W. MLK Blvd. | X | | X | X | X |
| 1901 Rio Grande | X | | X | X | X |
| 700-798 W. MLK Blvd. (addresses left off of city VMU map) | X | | X | X | X |

All Properties on the East side of Guadalupe Street from MLK Blvd. to 29th Street, including but not limited to the following Addresses:

| | | | | | |
|--------------------|---|--|---|---|---|
| 1901 Guadalupe St. | X | | X | X | X |
| 1915 Guadalupe St. | X | | X | X | X |
| 2001 Guadalupe St. | X | | X | X | X |
| 2003 Guadalupe St. | X | | X | X | X |
| 2007 Guadalupe St. | X | | X | X | X |
| 2025 Guadalupe St. | X | | X | X | X |
| 2504 Guadalupe St | X | | X | X | X |

THESE ARE
THE ONLY
VMU
PROPERTIES
~~BE~~ DESIGNED
IN HANCOCK

Hancock NA

VERTICAL MIXED USE OPT-IN FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: Hancock NA | | | PAGE 6A of 6D |
|----------------------------|---|--|--|---|
| | Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-In for Parking Reductions (commercial uses only) | Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO) | The neighborhood recommends opt-in for all VMU related standards. |
| 3209 Red River | Y | N | N | |
| 3211 Red River | Y | N | N | |
| 4227 4427 Duval | Y | N | N | |
| 4409 Duval | Y | N | N | |
| 4011 Red River | Y | N | Y | |
| 905 E 41 | Y | N | Y | |
| 907 E 41 | Y | N | Y | |
| 909 E 41 | Y | N | Y | |
| 915 E 41 | Y | N | Y | |
| 923 E 41 | Y | N | Y | |
| 925 E 41 | Y | N | Y | |
| 927 E 41 | Y | N | Y | |
| 929 E 41 | Y | N | Y | |
| 1007 E 41 | Y | N | Y | |
| 1009 E 41 | Y | N | Y | |
| 1011 E 41 | Y | N | Y | |
| 1021 E 41 | Y | N | Y | |
| 1029 E 41 | Y | N | Y | |
| 1033 E 41 | Y | N | Y | |
| | | | | |

VERTICAL MIXED USE OPT-IN FORM

* These properties are zoned and used as SF-3 (single-family residence).
 It appears to have been listed on the VMU detail map in error. (Also, the mapped location appears to be 2900 West Ave.)
 ** This address occurs at a lot different from that depicted on the VMU detail map.
 The mapped location appears to be 900 W. 29th. Please confirm this address.

| ADDRESS OF PROPERTY* | APPLICATION AREA: Heritage NA | | | PAGE 68 of 60 |
|----------------------|---|--|--|---|
| | Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-In for Parking Reductions (commercial uses only) | Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO) | The neighborhood recommends opt-in for all VMU related standards. |
| 805 W. 37th St. | do not opt-in | do not opt-in | do not opt-in | do not opt-in |
| 2519 West Ave. | " | " | " | " |
| 624 W. 37th St. | " | " | " | " |
| 609 W. 31st St. | " | " | " | " |
| 2902 West Ave. * | " | " | " | " |
| 2909 West Ave. * | " | " | " | " |
| 804 W. 29th St. | " | " | " | " |
| 806 W. 29th St. | " | " | " | " |
| 2902 Pearl ** | " | " | " | " |
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Neighborhood Planning and Zoning Department 5 February 20, 2007

NOTE: All addresses listed above are shaded as "Mixed Use Combining Districts ("opt-in")" on the VMU detail maps. We do not wish to opt any of these addresses in to VMU. Please also note that we wish to exclude 900 W. 29th, 2900 West Ave,

VERTICAL MIXED USE OPT-IN FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: <i>Shoal Crest</i> | | | PAGE <i>6C</i> of <i>5D</i> <i>6</i> of <i>7</i> |
|----------------------|---|--|--|---|
| | Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-In for Parking Reductions (commercial uses only) | Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO) | The neighborhood recommends opt-in for all VMU related standards. |
| | <i>Do Not Opt-in</i> | <i>Do Not opt-in</i> | <i>Do Not Opt-in</i> | <i>Do Not Opt-in</i> |
| <i>917 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>915 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>913 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>911 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>909 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>905 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>809 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>807 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>805 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>801 W. 29th</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>2831 Salado</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>2829 Salado</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
| <i>2842 Pearl</i> | <i>"</i> | <i>"</i> | <i>"</i> | <i>"</i> |
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Note: All addresses listed above are shaded as "Mixed use Combining Districts (opt-in)" on the VMU detail map. We do Not wish to "opt-in" any of these addresses

VERTICAL MIXED USE OPT-IN FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: UAP | | | PAGE 50 of 50 |
|-------------------------|---|--|--|---|
| | Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-In for Parking Reductions (commercial uses only) | Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO) | The neighborhood recommends opt-in for all VMU related standards. |
| | <u>Do Not</u> opt-in | do <u>not</u> opt-in | do <u>not</u> opt-in | do <u>not</u> opt-in |
| 2819 Rio Grande | X " | X " | X " | X " |
| 507 W. 26th St. | " | " | " | " |
| 2500 - 2600 San Antonio | " | " | " | " |
| 2300 - 2400 Nueces | " | " | " | " |
| 2303 - 2305 Rio Grande | " | " | " | " |
| 611 W. 22nd | " | " | " | " |
| 2209 Rio Grande | " | " | " | " |
| 2401 San Gabriel | " | " | " | " |
| 2402 Pearl St | " | " | " | " |
| 2402 San Gabriel St | " | " | " | " |
| 408 W. 21st St | " | " | " | " |
| 908 Poplar St. | " | " | " | " |
| 2112 Guadalupe St | " | " | " | " |
| | | | | |
| | | | | |
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NOTE: All addresses listed above are shaded as "Mixed-use Corridor Districts (opt-in)" on the VMU detail maps. We do Not wish to opt-in to any of these addresses or any other address within our boundaries.

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These listed properties are not to be opted-in to ~~VMU~~ ^{JUN 04 2007} VMU.
 Neighborhood Planning & Zoning

See letter

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: EASTWOODS NA | | | PAGE 3A of 7K | |
|-------------------------------|---|--|---|--|--|
| | Amend the boundaries of the VMU Overlay District to exclude this property | This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU. | Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such) | Opt-Out of Parking Reductions (commercial uses only) | Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO) |
| 2827 Elmwood Place | ✓ | | ✓ | ✓ | ✓ |
| 501 Bellevue Place | ✓ | | ✓ | ✓ | ✓ |
| 607 Rathervue Place | ✓ | | ✓ | ✓ | ✓ |
| 3113 DUVAL STREET | ✓ | | ✓ | ✓ | ✓ |
| 2800, 2900, 2904 SWISHBERT ST | ✓ | | ✓ | ✓ | ✓ |
| SWISHBERT ST | ✓ | | ✓ | ✓ | ✓ |
| 2703, 2901, 2905 | ✓ | | ✓ | ✓ | ✓ |
| 921 E 30th | ✓ | | ✓ | ✓ | ✓ |
| 2800, 2900, 2902 Cole St | ✓ | | ✓ | ✓ | ✓ |
| 2804, 2900, 2908 IH 35 | ✓ | | ✓ | ✓ | ✓ |
| 2910 Medical Arts St | ✓ | | ✓ | ✓ | ✓ |
| | | | | | |
| | | | | | |
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* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

- _____ 80% of median family income
_____ 70% of median family income
 60% of median family income
_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 13 Against 0
Neighborhood Planning and Zoning Department

C. Number of people in attendance at the meeting: 13

D. Please explain how notice of the meeting at which the vote was taken was provided:

Notice of the meeting was provided via email notification
to all members of CANPAC, all of whom subscribe
to the CANPAC email list serv.

E. Please attach a copy of the notice of the meeting at which the vote was taken. *(see attached)*
ATTACHMENT A

F. Please provide a copy of the meeting minutes at which the vote was taken. *(see attached)*
ATTACHMENT B

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: ✓
Neighborhood Association By-Laws:
Other, as described in question A., above:

Linda B. Seam
SIGNATURE OF CHAIR (OR DESIGNEE)

June 3, 2007
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO: *(see attached)*
ATTACHMENT C,
which also includes
letters and other
information from
select Neighborhood
Associations.
- Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767
- or, drop-off at the NPZD office at:
- One Texas Center
505 Barton Springs Road, 5th floor

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JUN 04 2007

- 4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.** Neighborhood Planning & Zoning

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

Eastwoods Neighborhood

Eastwoods Neighborhood, in the Hancock Planning Sector of the Central Austin Combined Neighborhood Plan, has recommended that no properties be opted into the VMU at this time. Here are the addresses with comments.

Sites with present MU Overlays

2827 Elmwood Place - site of JP's Java, is a tiny site for which the neighborhood association supported a parking variance when it opened a few years ago. The original use for the property was a filling station, then a cake shop for many years. There is no conceivable way it could support a VMU development because of its size and shape.

501 Bellevue Place - An old house with a dental office on the first floor and an apartment upstairs. We added MU in the NP to make the present use conform to the plan and zoning.

607 Rathervue Place - Another old house used as an office for the Lutheran Seminary. MU was added to cover an upstairs area's residential use and to legitimate the use of the adjacent lot for parking.

3113 Duval Street - The Episcopal Seminary of the Southwest, which we were told required a MU because of its combination of uses as a seminary campus.

2910 Medical Arts Street - This property might be granted VMU in the future, if the neighborhood can approve a specific project.

Cluster of Properties East of Red River

2903 Red River

2800 , 2900, 2904 Swisher Street

2703, 2901, 2905 Swisher Street

921 East 30th Street

2800, 2900, 2902 Cole Street

2804 2900 2908 IH 35

These properties logically belong in the VMU category, and additional density was contemplated in the CANPAC plan. However, we wish to reserve VMU possibility for those tracts until after the effects of increased traffic from the St. David's and East Avenue PUDs have been measured and adequately addressed.

ATT. C-1

CU
39

**HERITAGE NEIGHBORHOOD ASSOCIATION
GENERAL MEMBERSHIP MEETING**

July 9, 2007

First English Lutheran Church, 30th and Whitia

Meeting started about 7:10 pm, led by Anne Heinen

1. **Attending** were John Boardman, John Cogdell, Lindsey Crow, Donna Endres, Betsy Greenberg, Anne Heinen, Dan Heinzen, Maxine Jenks, Jolene Kiolbassa, Laurie Limbacher, Marc McDaniel, Martha Morgan, Ed Morgan, Tracie Spers Strucker, Wade Odell, Julie Penn, and Darrell Williams.

2. New president of HNA

Anne Heinen pointed out that the position of president has been vacant for some time and volunteered to fill the position. Jolene Kiolbassa moved that we elect Anne president. Lindsey Crow seconded the motion. The motion passed unanimously.

3. Amended opt-out proposal for VMU

Laurie Limbacher presented some case studies illustrating possible building configuration permitted under base zoning, VMU, and VMU with density bonuses. The draft VMU opt-out proposal that had been circulated on the neighborhood list-serve was discussed. Discussion included the VMU affordability requirement, the political advisability of opting out a large number of properties, design standards for the back and sides of VMU developments, the development potential along 38th Street where parcels border a highly fragile portion of HNA, and the large number of local and iconic businesses in Heritage. The following changes to the draft were agreed upon:

- a) Add a paragraph to the first section indicating neighborhood willingness to work with developers. Also, indicate same at end of Section IV, paragraph 1).
- b) Add in addresses 3702 Ronson Street and 623 W. 38th Street to Section IV, paragraph 6) along with rationale.
- c) Add a paragraph 8) to Section IV to protect historic structures at 3700 Guadalupe (Trafton & Son Inc.) and 3404 Guadalupe (Elephant Productions).

Jolene Kiolbassa moved that we accept the opt-out proposal and changes. Julia Penn seconded the motion. The motion passed unanimously. The approved document, with amendments included, is attached.

4. The meeting adjourned at 9:30 PM.

Att. C-9
(Amended 8/9/07)

Heritage NA

AX31

AX32

AX33

AZ31

AZ32

AZ33

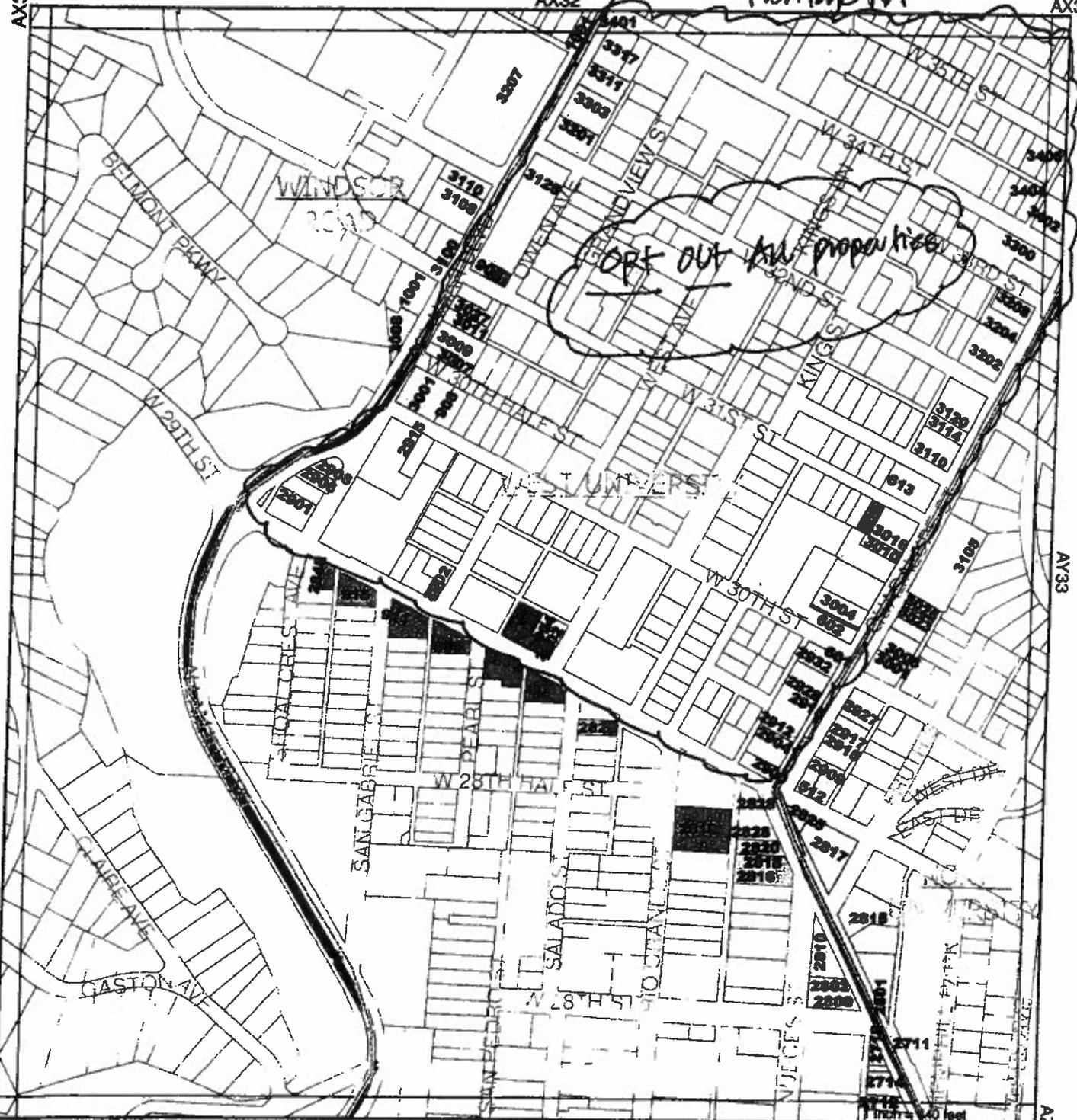
**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY32**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2008. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness. Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Area
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels





**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX32**

| Legend | |
|--------|---|
| | Planning Areas |
| | Core Transit Corridor |
| | Future Core Transit Corridor |
| | Vertical Mixed Use Overlay District ("Opt-out") |
| | VMU Residentially Used Properties ("Opt-in") |
| | Mixed Use Combining Districts ("Opt-in") |
| | TCAD Parcels |



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Vertical Mixed Use Map Grids Black and White.mxd

AW32

AW33

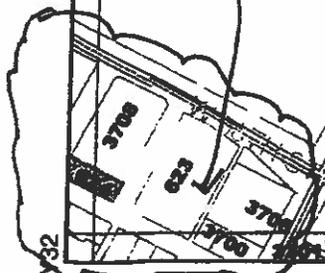
AW34

TRIANGLE STATE

AX32

AX34

Opt. out
all properties



1 inch = 440 feet

Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX33

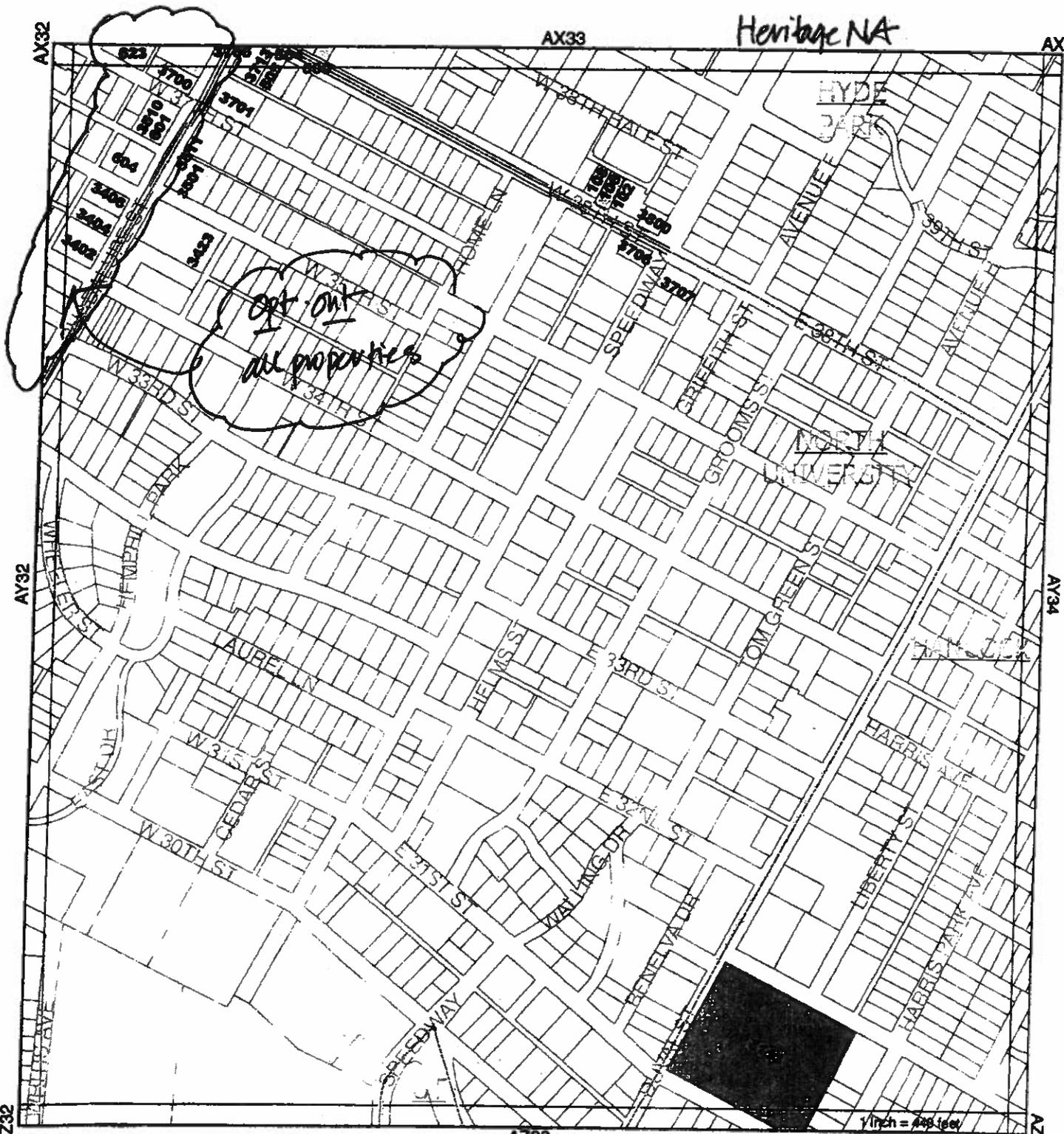
Legend

- Planning Area
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels



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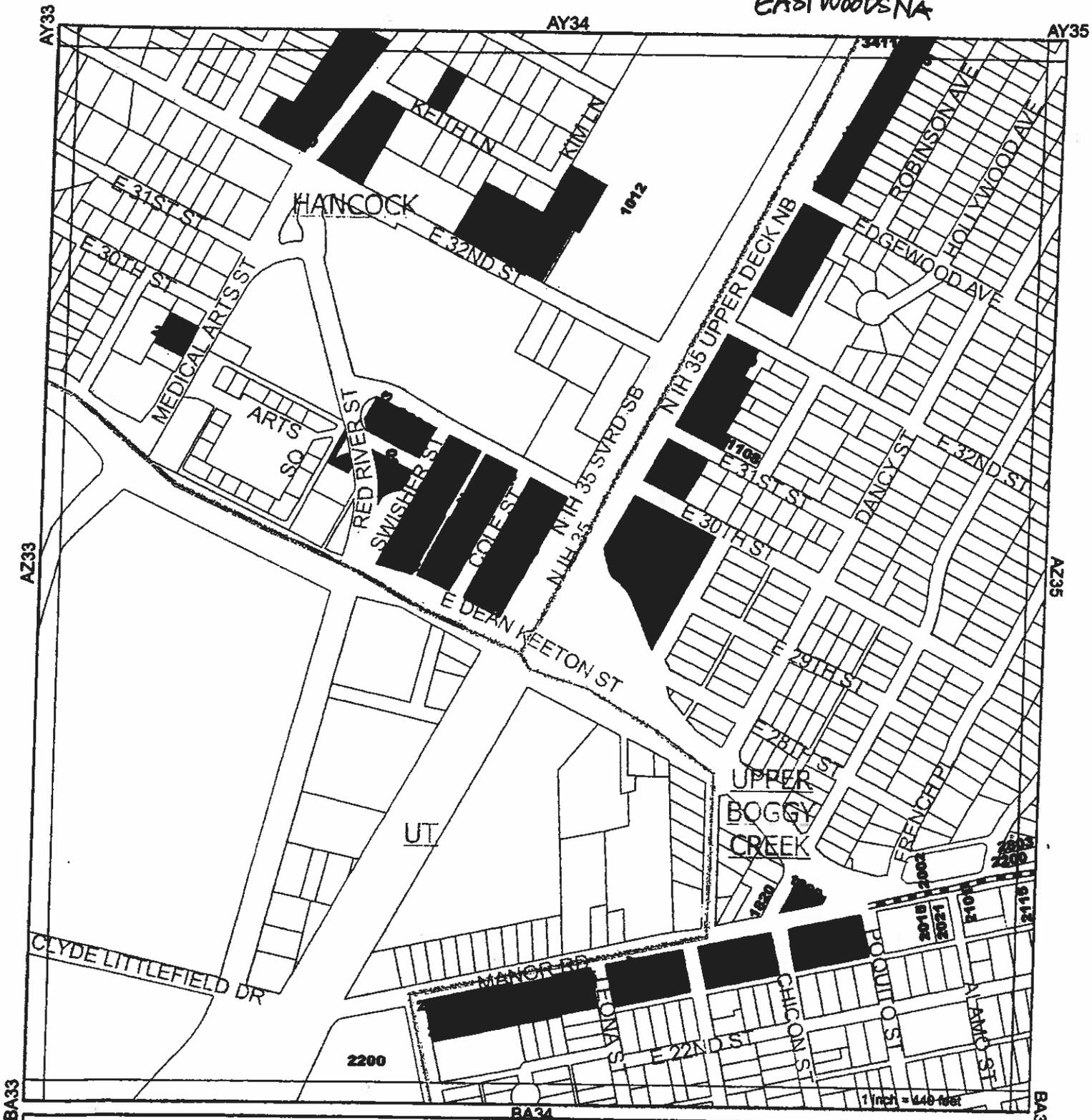
Heritage NA



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY33**

| Legend | |
|--------|---|
| | Planning Areas |
| | Core Transit Corridor |
| | Future Core Transit Corridor |
| | Vertical Mixed Use Overlay District ("Opt-out") |
| | VMU Residentially Used Properties ("Opt-in") |
| | Mixed Use Combining Districts ("Opt-in") |
| | TCAD Parcels |

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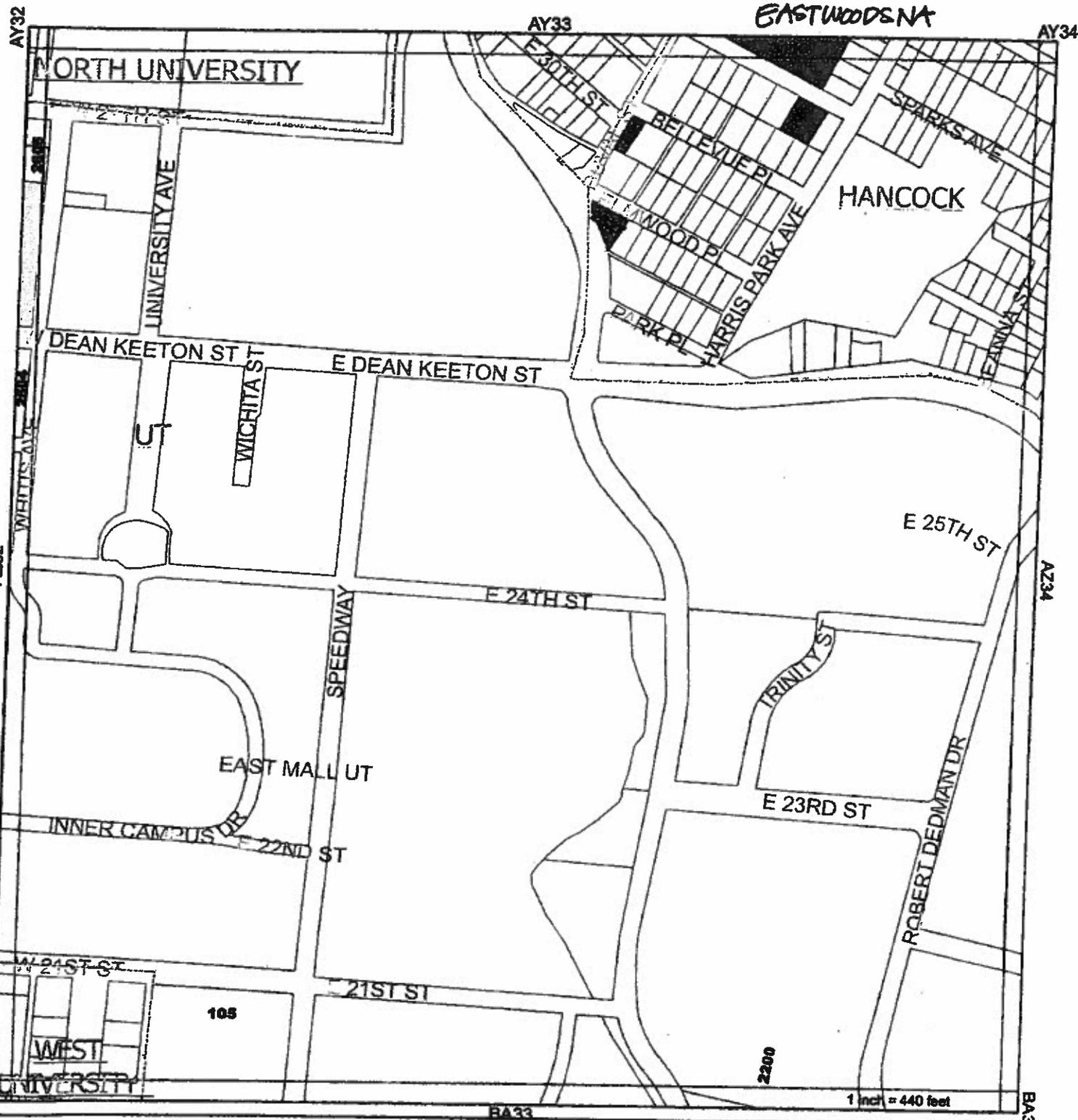
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ34**



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Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ33**

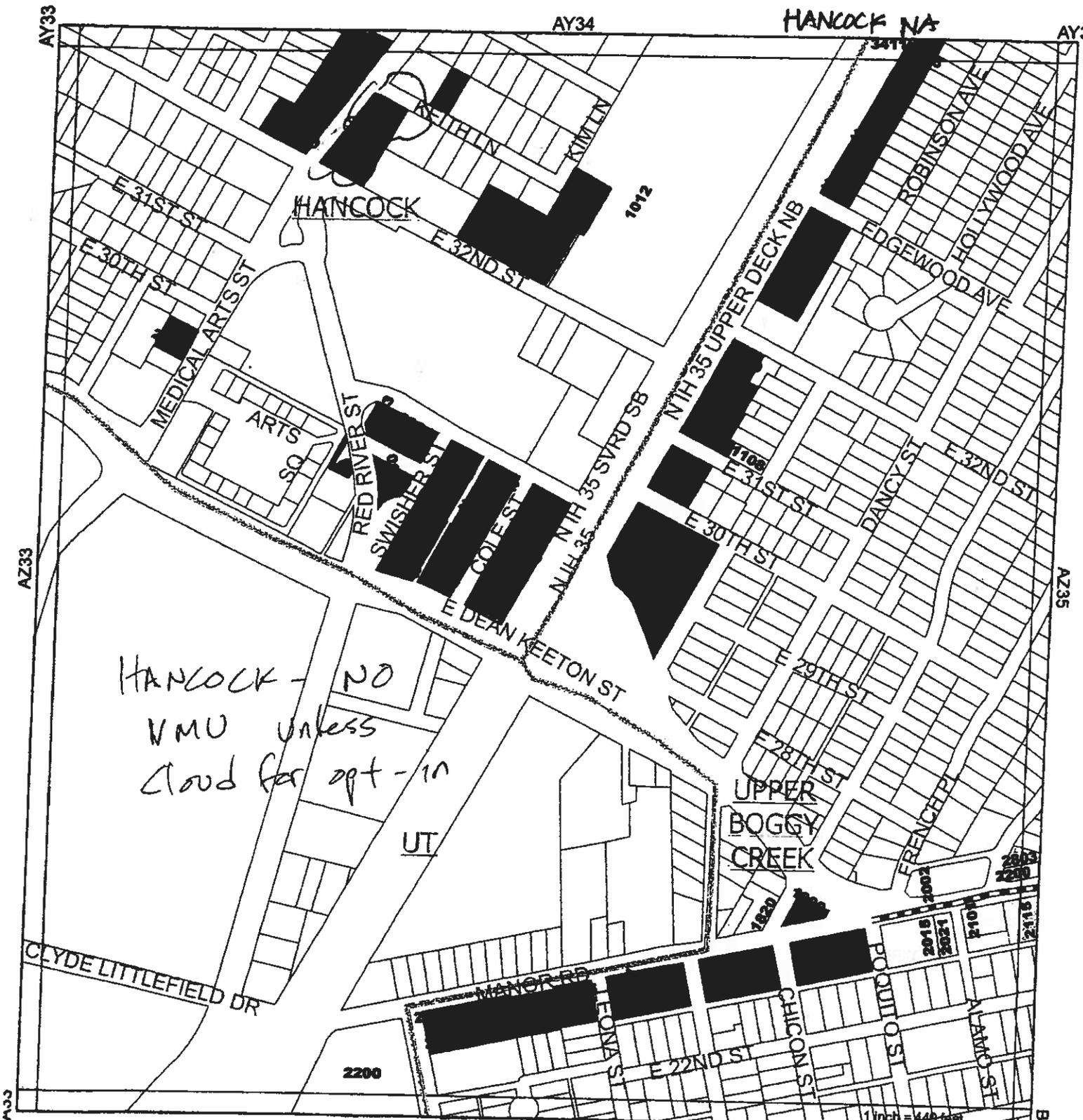


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Vertical Mixed Use Map Grids Black and White.rxd

Legend

- Blank Area
- Core Transit Corridor
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- Vertical Mixed Use Overlay District ("Opt-out")
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- TCAD Parcels

AT.C.3



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ34**

Hancock NA



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Area
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- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

ATT. C-A

AW34

HANCOCK NA

AW3

AW33

HANCOCK - NO
VMU unless
cloud for
opt-in

AX33

AX35



4427
4409

4305

4303

4300

4425

4407

4304
4300

4306
4310

1 inch = 440 feet

AY34

AX35

**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AX34**

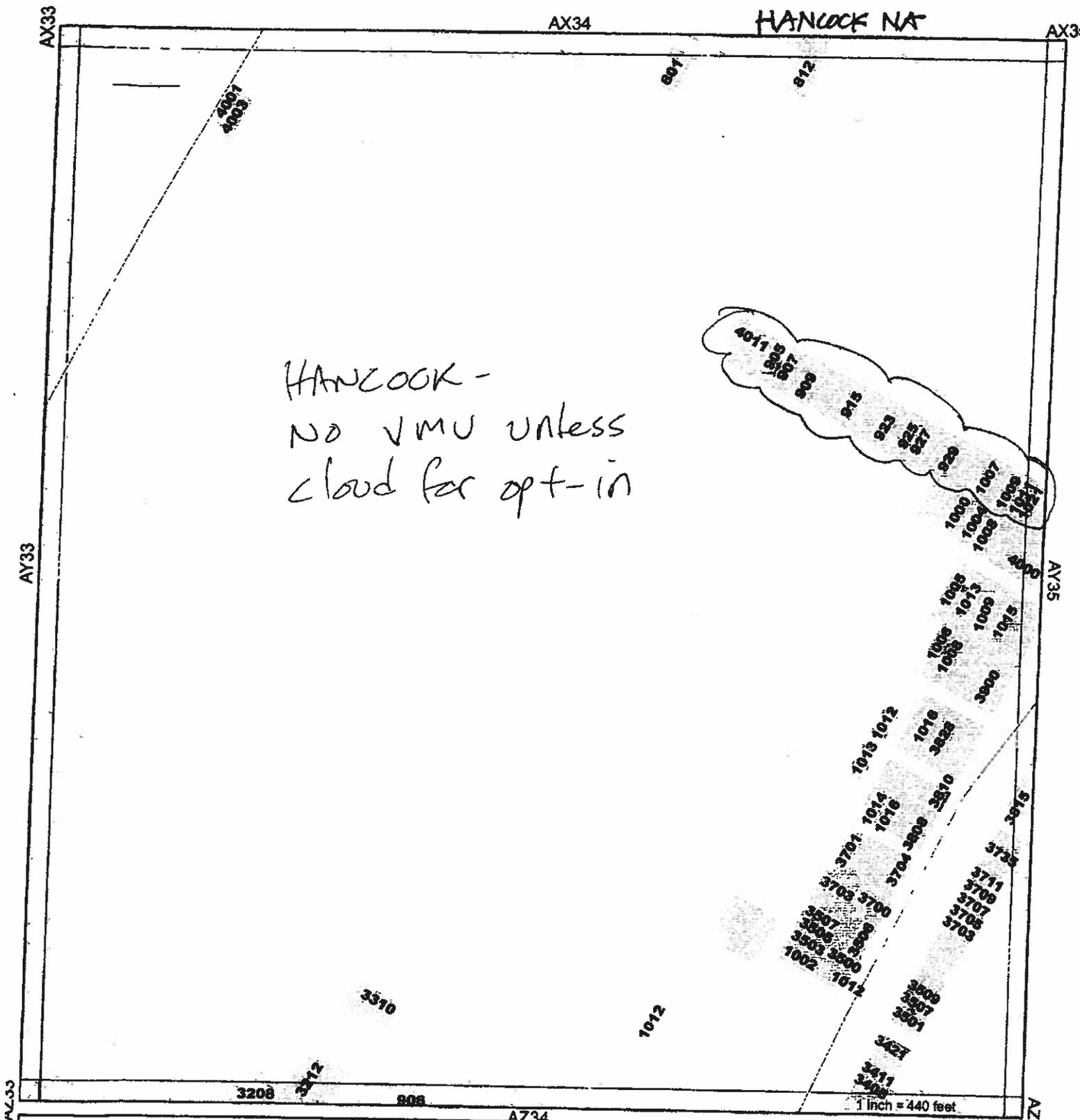
Hancock NA

Legend

- Planning Areas
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Vertical Mixed Use Map Grids Black and White.mxd

AT. 1.6



HANCOCK -
 NO VMU unless
 cloud for opt-in

**Detailed Maps for Vertical Mixed Use
 Opt-In/Opt Out Process
 Grid Page: AY34**

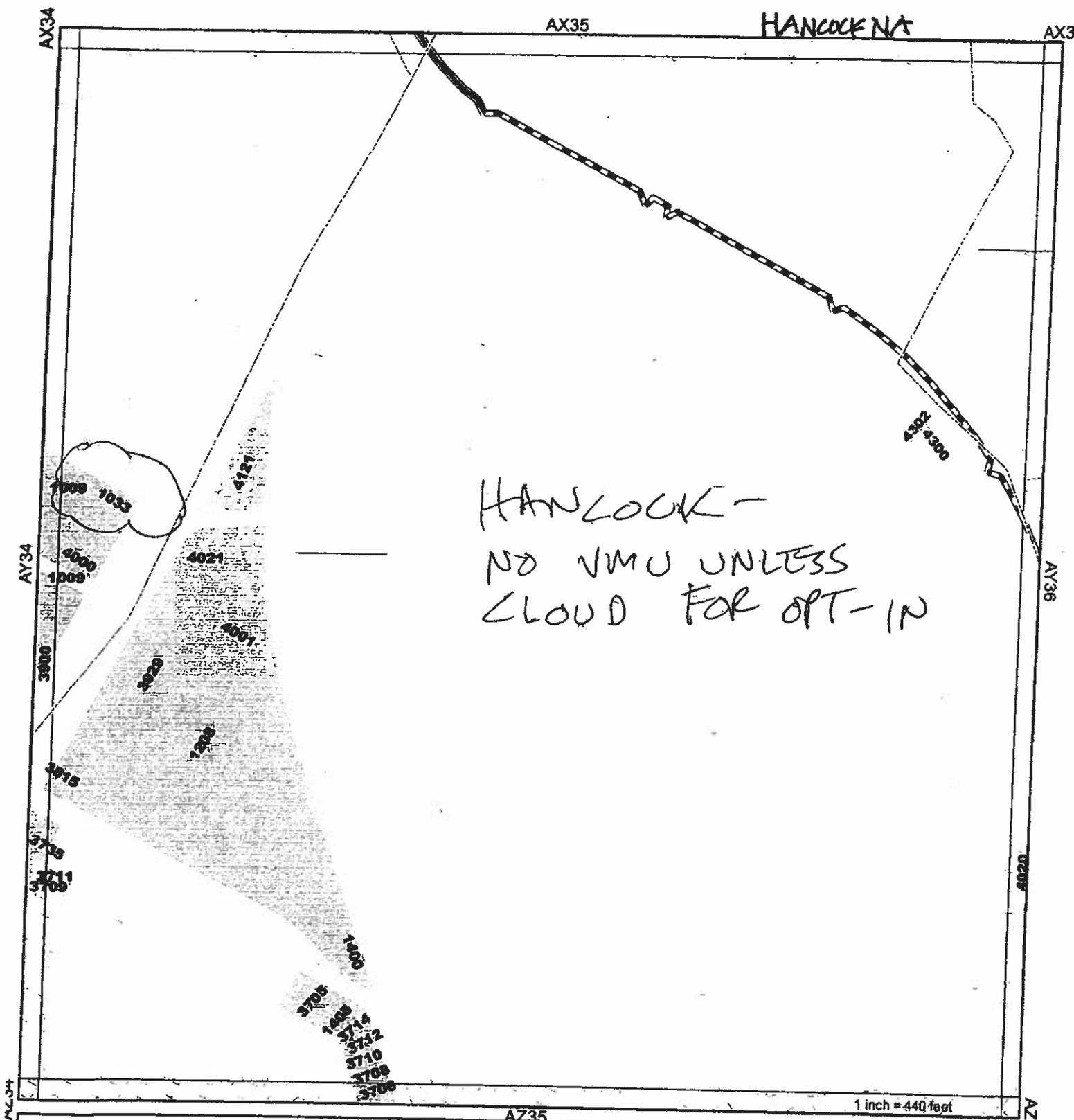
HANCOCK NA

Legend

- Planning Areas
- Core Transit Corridor
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- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

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 Vertical Mixed Use Map Grids Black and White.mxd

ATT-C-6



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY35**

Hancock NA

- Legend**
- Planning Areas
 - Core Transit Corridor
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 - VMU Residentially Used Properties ("Opt-in")
 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels

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Vertical Mixed Use Map Grids Black and White.mxd

ATP. 6.9

June 3, 2007

Letter to the City Council from the North University Neighborhood Association (NUNA):

This letter is in response to our VMU application that the City staff has asked us to fill out. As a matter of zoning, VMU has a potentially large impact in our planning area, CANPAC, as well as, in our own particular neighborhood, NUNA. We appreciate the opportunity to provide our input concerning this citywide zoning change. During the 2004 neighborhood planning process, NUNA carefully drafted a NCCD ordinance with flexible tools for redevelopment, which we think will support and compliment future development including VMU. We also support the inclusion of affordable housing at 60% of MFI within the VMU proposal.

NUNA, along with the other Central Austin Neighborhoods in CANPAC, is in a unique location adjacent to the University of Texas. CANPAC at large has a unique housing situation since the University of Texas provides little on-campus housing to the largest student body in the country; CANPAC absorbs most of the student body housing within its core demonstrated by the number of 86.4% rental units. Because of this density, we have a concern regarding parking reductions associated with VMU in our area. Since NUNA is the third densest neighborhood in the City, it is evident that we do support density, but we have concerns beyond for issues such as parking and some dimensional standards. NUNA has **Opted-Out of all parking reductions for any VMU development.**

Our NCCD has divided NUNA into districts; the Guadalupe district correlates with the Core Transit Corridor on Guadalupe Street. We have decided to **Opt-In 10 properties to VMU from 27th Street to 30th Street.** These addresses include: 2711, 2801, 2815, 2817, 2825, 2909, 2915, 2917, 2927 Guadalupe and 512 W 29th Street with no parking reductions. We also respectfully request to **Opt-Out 13 properties along Guadalupe from 30th to 38th Streets (3001, 3005, 3023, 3025, 3105, 3423, 3501, 3511, 3701, 3713 Guadalupe Street, 505 W. 38th Street, 3706 and 3707 Speedway).** We scrutinized each property; we arrived at our decision for the VMU Opt-Out by **determining what abuts each property-** single family or a residential component. Our setbacks, height provisions, and our districts within the NCCD determine our future growth. We are aware that the NCCD ordinance trumps or supercedes any VMU development.

We also feel that some properties on 38th Street (505 W. 38th, 3706 and 3730 Speedway) were included in error on a "Ghost" Transit Corridor- W. 38th Street from Guadalupe to Speedway. These properties are listed on a Core Transit Corridor that mysteriously ends at Speedway. **A Core Transit Corridor connects with another street but should not end in the middle of a**

street that goes nowhere; 35th/38th Street connects logically to Guadalupe, but then it continues with an abrupt end in the middle of 38th at Speedway. No buses travel east /west on this stretch of 38th between Guadalupe and Speedway. We have also Opted-Out properties on the south side of 38th Street to be consistent with our neighbors in Hyde Park, who have Opted-Out properties on their side of 38th Street.

I believe that this VMU process has been covered well within the structure of the NUNA neighborhood and the overall planning contact team, CANPAC. NUNA has its own Planning Team (NPT) with its own set of bylaws to review items as they arise. Then, the general membership of the neighborhood organization (NUNA has another set of bylaws) will receive on the evening of June 4 the VMU recommendations (as stated in this letter) from the NPT for approval or disapproval (I will submit this neighborhood vote and minutes to George Adams as soon as I receive them.). Additionally, CANPAC, a group composed of members from the 7 neighborhoods with another set of bylaws, has had various meetings to discuss VMU and receive updates on the status of each neighborhood's progress with their individual VMU applications. CANPAC has voted to support the positions of each individual neighborhood. The point of all of this is that there will have been 3 reviews of the VMU process for NUNA.

**Respectfully submitted by:
NUNA Planning Team (NPT)
North University Neighborhood Organization
CANPAC**

**Written by:
Mary Ingle, Chair of the NPT, Vice President of NUNA, member of CANPAC**

NUNA'S Process For VMU Consideration

This VMU topic has been covered in many ways. First off, the North University Planning Team (NPT) reviewed the map of properties in order to make a recommendation to the general membership. The NPT's procedure for NUNA is that any planning, zoning or other related issues are discussed initially by the NUNA Planning Team (NPT). The NPT then makes a recommendation to present to the whole neighborhood, NUNA, for a vote or approval at a regular meeting (the first Monday of every 2 months). The general membership will meet on June 4, 2007 to vote on the NPT's recommendation for VMU.

In order to fulfill the noticing requirements, here is an explanation of how we in NUNA operate. The general membership of NUNA receives a printed, hand-delivered copy of a newsletter which lists the agenda and date of the upcoming meeting. The newsletter and agenda are also posted on a web site: www.nuna-austin.org. Included in this application are copies of 2 newsletters. Each edition has an article on VMU. The latest issue announces the NUNA meeting for June 4 with the agenda item VMU vote posted. The recommendation that will be presented to the general membership is:

The NPT's recommendation for NUNA is to Opt-In the properties on Guadeloupe (2711, 2801, 2815, 2817, 2825, 2915, 2917, 2927 Guadeloupe and 512 W 29th) from 27th to 30th Streets; the other properties on the Core Transit Corridors will be recommended for the Opt-Out option.

We have based our decisions for VMU Opt-In/ Out-Out throughout our NCCD area on logic- on what abuts each property/ how close are SF or MF residential properties. Parking is an issue of great concern in the neighborhoods surrounding UT. We respectfully request that no parking reductions be given to any property owners in our area because of our unique positioning next to the largest University in the country (Ground Zero) which has hugely inadequate parking on campus for its faculty, staff and students. The result of this lack of adequate parking causes an overflow of cars into our neighborhood regularly.

Here is an email announcement/agenda for the NPT meeting May 8, 2007 to further discuss VMU since the last VMU discussion on March 14, 2007. The general membership will meet on June 4, 2007, the deadline for the application, to vote on the NPT's recommendation for VMU.

**Announcement for the NUNA Planning Team (NPT) meeting May 8, 2007
VMU included in the discussion**

Original Message ----

From: <<mailto:casamia@mail.utexas.edu>> Mary Ingle
To: <<mailto:iver506@sbcglobal.net>> iver506@sbcglobal.net ;
<<mailto:jhawley@wans.net>> jhawley@wans.net ;
<<mailto:marygaymaxwell@sbcglobal.net>> marygaymaxwell@sbcglobal.net ;
<<mailto:wcbednar@bednarlaw.com>> wcbednar@bednarlaw.com
Sent: Monday, May 07, 2007 10:52 AM
Subject: NPT meeting for Tuesday (ALAS) 5/8 6:30 at AGE

NPT AGENDA May 8, 2007 Tuesday

1. Mr Gupta's proposal for redevelopment (20 minutes max)
2. Discussion of some problem properties:
3411 Cedar
206 E 30th Street
3. VMU and review of the Hyde Park letter for opting out

Any other agenda suggestions?-Mingle

AT: C-16

Communication with City Staff about NUNA's general membership vote on June 4 deadline for VMU

Subject: RE: RE: Status on VMU Discussions
Date: Mon, 7 May 2007 08:54:29 -0500
Thread-Topic: RE: Status on VMU Discussions
Thread-Index: AcePffucZx1hNwNIQ3CAILS6Z6WrcQBMRsKQ
From: "Adams, George" <george.adams@ci.austin.tx.us>
To: "Mary Ingle" <casamia@mail.utexas.edu>
Cc: "Robertson, Jim" <James.Robertson@ci.austin.tx.us>, "Guernsey, Greg" <greg.guernsey@ci.austin.tx.us>
X-TM-AS-Product-Ver: SMEX-7.0.0.1526-3.6.1039-15156.001
X-TM-AS-Result: No--11.199300-0.000000-31
X-Proofpoint-Virus-Version: vendor=fsecure engine=4.65.5502:2.3.11,1.2.37,4.0.164 definitions=2007-05-07_04:2007-05-04,2007-05-07,2007-05-07 signatures=0
X-Proofpoint-Spam-Details: rule=notspam policy=default score=0 spamscore=0
Ipscore=0 phishscore=0 adultscore=0 classifier=spam adjust=0 reason=mx engine=3.1.0-0703060001 definitions=main-0705070033 Subject=<RE: RE: Status on VMU Discussions>

Mary:

Please get the application to us as soon as you can after the vote.

George Adams

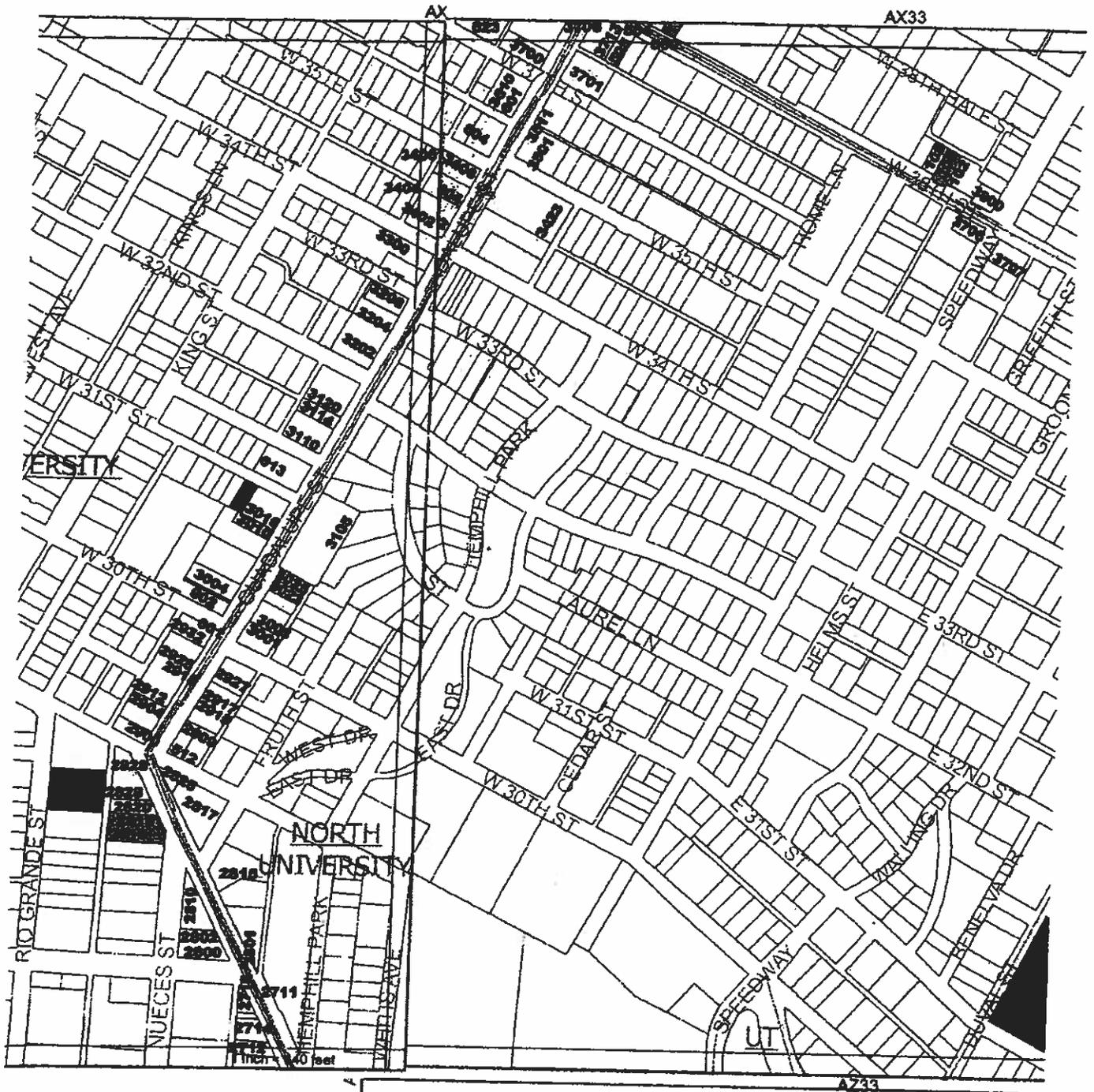
From: Mary Ingle [mailto:casamia@mail.utexas.edu]
Sent: Saturday, May 05, 2007 8:29 PM
To: Adams, George
Cc: Robertson, Jim; Guernsey, Greg
Subject: Fwd: RE: Status on VMU Discussions

Dear George,

Thank you and Jim for meeting with our CANPAC group last Friday 4/27 concerning our question about VMU. As I stated in the meeting, our neighborhood association scheduled meeting is the night of June 4, the deadline for the VMU application. NUNA has its own Planning Team; I am the chair. We voted in February to make a recommendation concerning VMU to present to the whole group, but I felt as though I needed more information. In the meantime, I have attended more meetings about VMU (more than I care to acknowledge) just so I wouldn't miss some important details for the application. I am hoping that we can have a placeholder application for CANPAC, since NUNA will not be able to supply a vote any earlier than the evening of June 4. Would that be possible? I think that you understood from meeting with our group- Laurie Limbacher, Lin Team, Barbara Bridges, Walter Wucash, and myself, that we have been working on this application diligently. I even think that it could be submitted in the morning on June 5. Please let me know. I would hate to let down the whole neighborhood and the rest of CANPAC with not meeting this deadline. Let me know if this would be possible.

Would an individual neighborhood planning team vote suffice as a vote for VMU issue?-Mingle

Att: C-17



Legend

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- TCAD Parcels

**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AY33**



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Vertical Mixed Use Map Grids Stack and Write.mxd

Caswell Heights NA

It is the intention of the Neighborhood Plan Team to opt out of, to the extent possible, all dimensional standards, parking reductions, and additional ground floor uses in office base district zoning for all the attached properties that are not a part of the verticle mixed use overlay, but which have MU zoning designations in the Caswell Heights (West University) Neighborhood, bordered by Martin Luther King, Jr. Blvd., North Lamar Blvd., West 24th St., and San Gabriel St.

Mixed use designations on the perimeter of the neighborhood were allowed in the neighborhood plan for this area only on the condition that their scope and number not be increased at a later time.

Caswell Heights NA



1 inch = 440 feet

**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ32**

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Vertical Mixed Use Map Guide Black and White.mxd

Legend

- Planning Area
- Core Transit C
- Future Core Tr
- Vertical Mixed
- VMU Residenti
- Mixed Use Con
- TCAD Parcels

ATP. 6-20

UAP

AX31

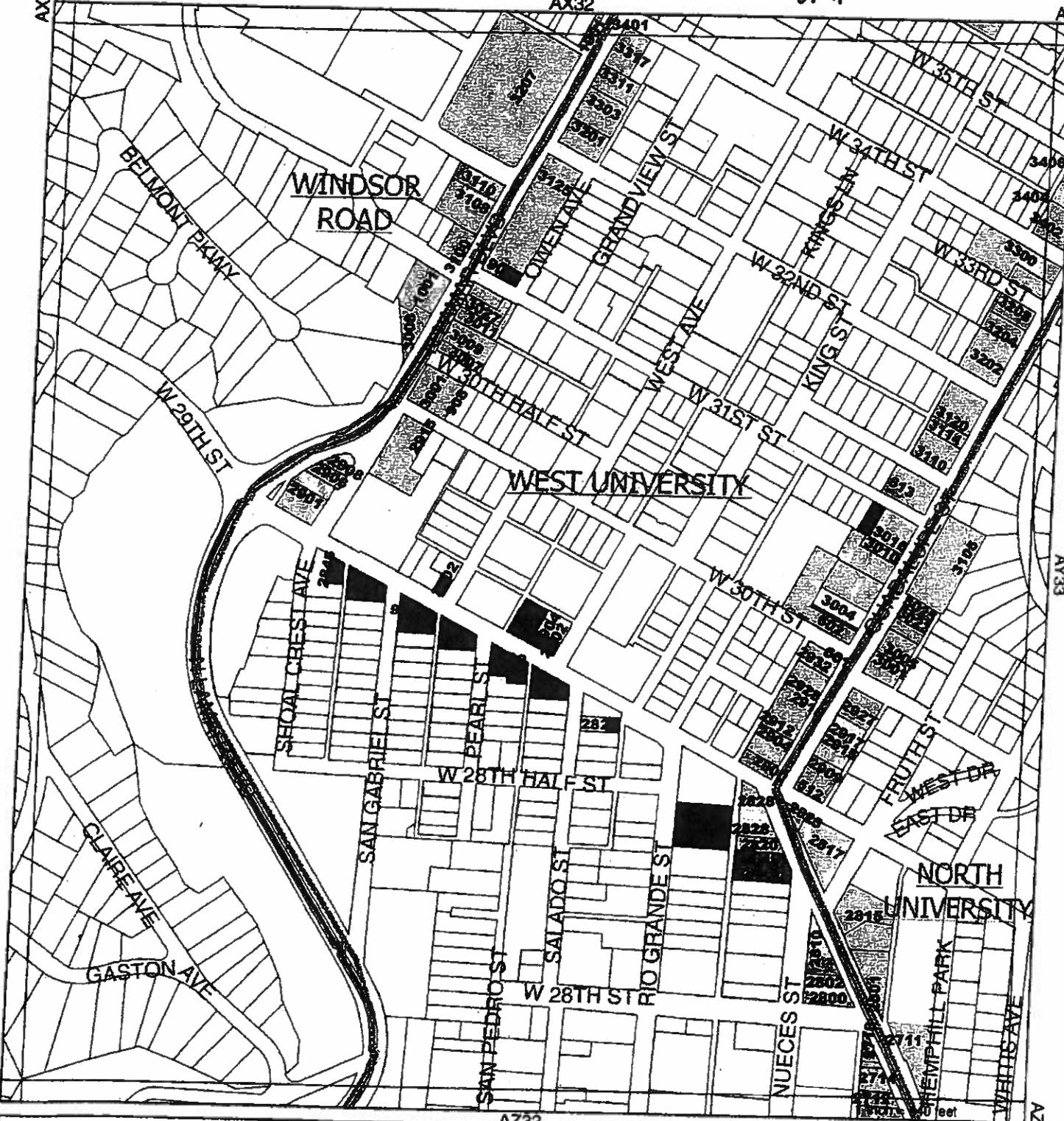
AX32

AX33

AZ31

AZ32

AZ33



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY32**

- Legend**
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Att. C-21



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ32**



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